

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC.

1. ROOF CONSTRUCTION

N0.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). AIRTIGHT VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS. FRAME WALL CONSTRUCTION (2"x6") - GARAGE WALLS

2B. SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN.

SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXT. AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 406 (16") O.C., RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2D. STUCCO WALL CONSTRUCTION (2"x6") - GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 38x89 (2"x4") STUDS @ 406 (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC - NO CLADDING

11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D, IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 900mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

3B. BRICK VENEER CONSTRUCTION (2"x6") - GARAGE WALLS

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPROVED DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. PROVIDE WEEP HOLES @ 900mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

INTERIOR STUD PARTITIONS

4. FOR BEARING PARTITIONS 38x89 (2"x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHEN NOTED.

5. FOUNDATION WALL/FOOTINGS (O.B.C. 9.15.3, 9.15.4, 9.13.2, 9.14.2, 9.14.2.1)

200mm (8") POURED CONC. FDN. WALL. 15MPa (2200psi) WITH BUTTRESS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM FOUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEVED CONC. FIG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

STRIP FOOTINGS - FOR TOWNHOUSES

FOR STRIP FOOTING SIZES REFER TO BLOCK FOUNDATION PLAN. ASSUMED 120 kPa (18 p.s.i.) SOIL BEARING CAPACITY FOR TOWNHOUSES, TO BE VERIFIED ON SITE.

6. FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3

100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC 9.3.1.6 (1)(a), 9.16.4.5 (1), 9.25.3.3 (1b)

80mm (3 1/8") MIN. 25MPa (3500psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 200Pa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.7.5(6) where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

8. WOOD SUBFLOORS (SEE OBC 9.23.14 & 9.30.2.1)

19mm (3/4") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 16mm (5/8") P&L TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4") PANEL-TYPE UNDERLAMENT UNDER RESILIENT & PARQUET FLOORING.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)

RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS - OBC 9.8 -

UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-7/8") MIN. RUN = 120 (8'-1/4") MIN. TREAD = 235 (9'-1/4") MAX. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 900 (2'-11") RAIL @ STAIR = 865 (2'-10") to 965 (3'-2") MIN. STAIR WIDTH = 860 (2'-10")

11. HANDRAILS - OBC 9.8.7 -

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.8 -

INTERIOR GUARDS - 900mm (2'-11") MIN. HIGH 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

12. SILL PLATE ANCHORAGE

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI 3.52x4 (R20x4) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (C) IS NOT TO BE INTERRUPTED BY FRAMING.

14. BASEMENT BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 406mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 305x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

88mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108 kN (24,000lbs.) WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A. STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x8 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA x 300mm LONG x30mm HOOK ANCHORS (2-1/2"x1/2") TO COLUMN TO STUD WALL WITH 2-32x3.175 (1-1/2"x5/16") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-305x25x9.5 (4"x4"x1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PLASTER

16. BEAM POCKET OR 200x200 (8"x8") POURED CONC. KIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x38 (1"x2") CONTINUOUS WOOD STRAPPING WITH SIDES UP

STEEL BEAM. (OBC 9.23.4.3.(3))

GARAGE SLAB

18. 100mm (4") 52MPa (4540psi) CONC. SLAB WITH 1-5-8X AIR ENTRAPMENT ON OPTIMUM 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

INTERIOR GARAGE WALLS & CEILINGS (SB-12-TABLE 3.1.1.2.A)

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 3.1.1.2.A FOR REQUIRED THERMAL INSULATION.

19. DOOR AND FRAME GASPROOFED DOOR EQUIPPED WITH SELF

CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP

21. PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-27/32"). SEE OBC 9.8.9.2, 9.8.9.3, & 9.8.10

22. DRYER VENT (OBC 9.2.3.8 (7) & 6.2.4.1)

23. CAPPED DRYER EXHAUST VENTED TO EXTERIOR (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

23. INSULATED ATTIC ACCESS (OBC 9.19.2.1 & SB-12-3.1.1.8)

24. ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21-1/2"x27-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.8

24. FIREPLACE CHIMNEYS - OBC 9.21 -

25. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 305mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSETS

4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST

27. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.5, & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS

28x28x16 (1"x1"x5/8") STL. PLATE FOR ST. BEAMS AND 28x28x16 (1"x1"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-13mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLD BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

27A. SOLID WOOD BEARING FOR WOOD STUD WALLS

28. SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. CLASS 'B' VENT

29. U.L.C. RATED CLASS 'B' VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. BASEMENT WOOD POST (OBC 9.17.4)

30. 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 405x406x203 (16"x16"x8") CONC. FIG. OR AS OTHERWISE SPECIFIED ON DRAWING.

30. STEPPED FOOTINGS (OBC 9.15.3.3)

31. MIN. HORIZ. STEP = 600mm (24") MAX. VERT. STEP = 600mm (24")

31. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL REINFORCED WITH 6x6-102.9x250 WESH PLACED NEAR MID-DEPTH OF SLAB. COMP. STRENGTH 32 MPa (4540 psi) WITH 5-8X AIR ENTRAPMENT ON COMPACTED SUB-BASE. UNDER SLAB INSULATION AS PER OBC SB-12, 3.1.1.7.5(6) AND SB-12, TABLE 3.1.1.2.A, where required. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

LOOSE STEEL LIFELS

L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x6.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x6.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 2-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/4" (1-45x235)
LVL4 = 2-1 3/4" x 9 1/4" (2-45x235)
LVL5 = 3-1 3/4" x 9 1/4" (3-45x235)
LVL5A = 4-1 3/4" x 9 1/4" (4-45x235)

LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)

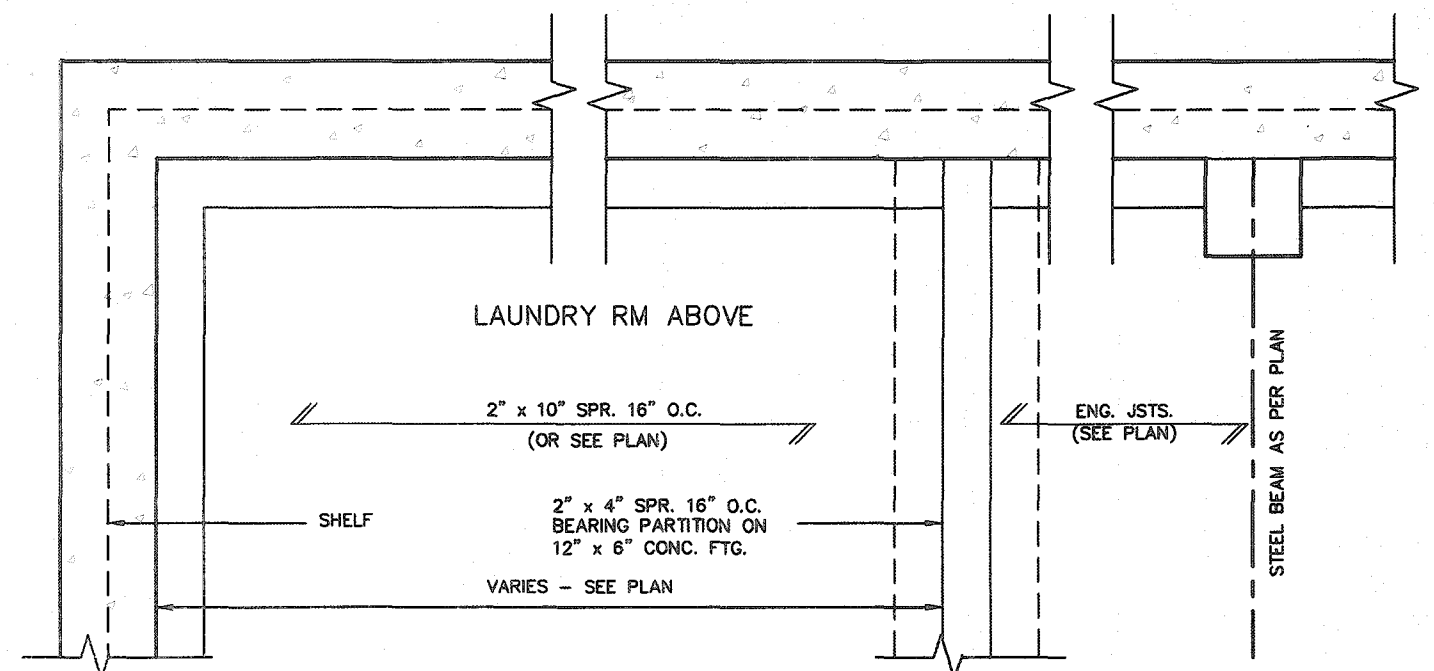
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)

BRICK VENEER LIFELS

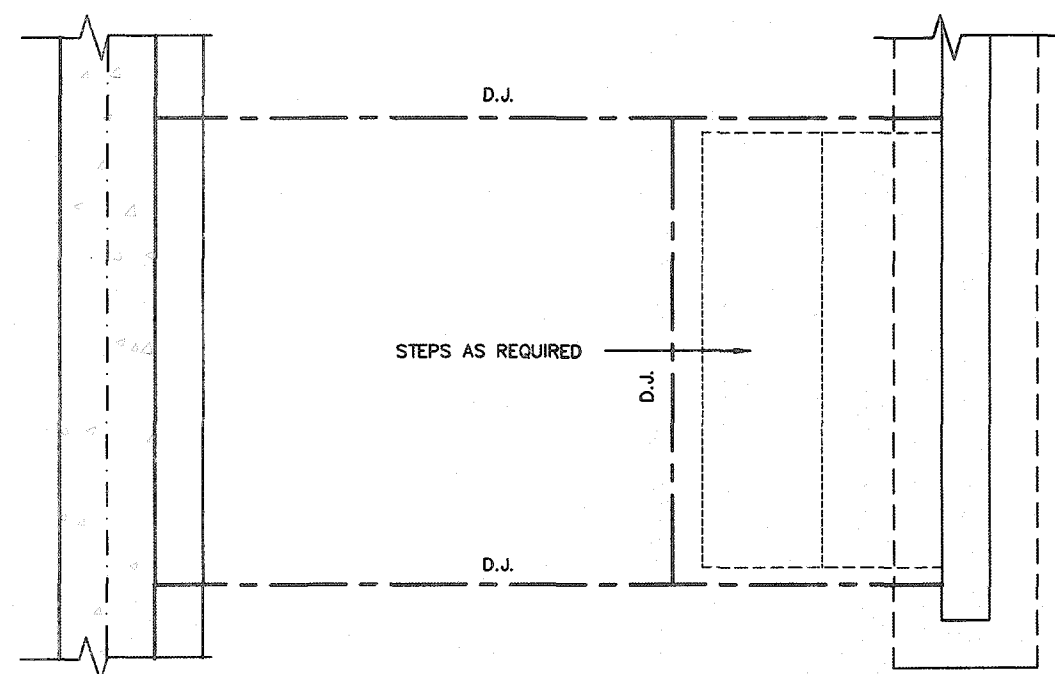
B1 = 3-1/2" x 3-1/2" x 1/4" (80x80x6.0L)
B2 = 4" x 3-1/2" x 5/16" (102x80x7.9L)
B3 = 5" x 3-1/2" x 5/16" (127x80x7.9L)
B4 = 6" x 3-1/2" x 7/16" (152x80x11.0L)
B5 = 6" x 4" x 7/16" (152x102x11.0L)
B6 = 5" x 3-1/2" x 5/16" (127x80x7.9L)
B7 = 5" x 3-1/2" x 5/16" (127x80x7.9L)
B8 = 5" x 3-1/2" x 5/16" (127x80x7.9L)
B9 = 6" x 4" x 7/16" (152x102x11.0L)

2-2"x6" SPR. No.2

2-2"x8" SPR. No.2
2-2"x10" SPR. No.2
2-2"x12" SPR. No.2
2-2"x14" SPR. No.2
2-2"x16" SPR. No.2
2-2"x18" SPR. No.2
2-2"x20" SPR. No.2
2-2"x22" SPR. No.2
2-2"x24" SPR. No.2
2-2"x26" SPR. No.2
2-2"x28" SPR. No.2
2-2"x30" SPR. No.2
2-2"x32" SPR. No.2
2-2"x34" SPR. No.2
2-2"x36" SPR. No.2
2-2"x38" SPR. No.2
2-2"x40" SPR. No.2
2-2"x42" SPR. No.2
2-2"x44" SPR. No.2
2-2"x46" SPR. No.2
2-2"x48" SPR. No.2
2-2"x50" SPR. No.2
2-2"x52" SPR. No.2
2-2"x54" SPR. No.2
2-2"x56" SPR. No.2
2-2"x58" SPR. No.2
2-2"x60" SPR. No.2
2-2"x62" SPR. No.2
2-2"x64" SPR. No.2
2-2"x66" SPR. No.2
2-2"x68" SPR. No.2
2-2"x70" SPR. No.2
2-2"x72" SPR. No.2
2-2"x74" SPR. No.2
2-2"x76" SPR. No.2
2-2"x78" SPR. No.2
2-2"x80" SPR. No.2
2-2"x82" SPR. No.2
2-2"x84" SPR. No.2
2-2"x86" SPR. No.2
2-2"x88" SPR. No.2
2-2"x90" SPR. No.2
2-2"x92" SPR. No.2
2-2"x94" SPR. No.2
2-2"x96" SPR. No.2
2-2"x98" SPR. No.2
2-2"x100" SPR. No.2
2-2"x102" SPR. No.2
2-2"x104" SPR. No.2
2-2"x106" SPR. No.2
2-2"x108" SPR. No.2
2-2"x110" SPR. No.2
2-2"x112" SPR. No.2
2-2"x114" SPR. No.2
2-2"x116" SPR. No.2
2-2"x118" SPR. No.2
2-2"x120" SPR. No.2
2-2"x122" SPR. No.2
2-2"x124" SPR. No.2
2-2"x126" SPR. No.2
2-2"x128" SPR. No.2
2-2"x130" SPR. No.2
2-2"x132" SPR. No.2
2-2"x134" SPR. No.2
2-2"x136" SPR. No.2
2-2"x138" SPR. No.2
2-2"x140" SPR. No.2
2-2"x142" SPR. No.2
2-2"x144" SPR. No.2
2-2"x146" SPR. No.2
2-2"x148" SPR. No.2
2-2"x150" SPR. No.2
2-2"x152" SPR. No.2
2-2"x154" SPR. No.2
2-2"x156" SPR. No.2
2-2"x158" SPR. No.2
2-2"x160" SPR. No.2
2-2"x162" SPR. No.2
2-2"x164" SPR. No.2
2-2"x166" SPR. No.2
2-2"x168" SPR. No.2
2-2"x170" SPR. No.2
2-2"x172" SPR. No.2
2-2"x174" SPR. No.2
2-2"x176" SPR. No.2
2-2"x178" SPR. No.2
2-2"x180" SPR. No.2
2-2"x182" SPR. No.2
2-2"x184" SPR. No.2
2-2"x186" SPR. No.2
2-2"x188" SPR. No.2
2-2"x190" SPR. No.2
2-2"x192" SPR. No.2
2-2"x194" SPR. No.2
2-2"x196" SPR. No.2
2-2"x198" SPR. No.2
2-2"x200" SPR. No.2
2-2"x202" SPR. No.2
2-2"x204" SPR. No.2
2-2"x206" SPR. No.2
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2-2"x214" SPR. No.2
2-2"x216" SPR. No.2
2-2"x218" SPR. No.2
2-2"x220" SPR. No.2
2-2"x222" SPR. No.2
2-2"x224" SPR. No.2
2-2"x226" SPR. No.2
2-2"x228" SPR. No.2
2-2"x230" SPR. No.2
2-2"x232" SPR. No.2
2-2"x234" SPR. No.2
2-2"x236" SPR. No.2
2-2"x238" SPR. No.2
2-2"x240" SPR. No.2
2-2"x242" SPR. No.2
2-2"x244" SPR. No.2
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2-2"x256" SPR. No.



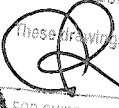
PARTIAL FOUNDATION PLAN



CITY OF HAMILTON
Building Division
Permit No. 21-105958

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These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

DATE April 12

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO

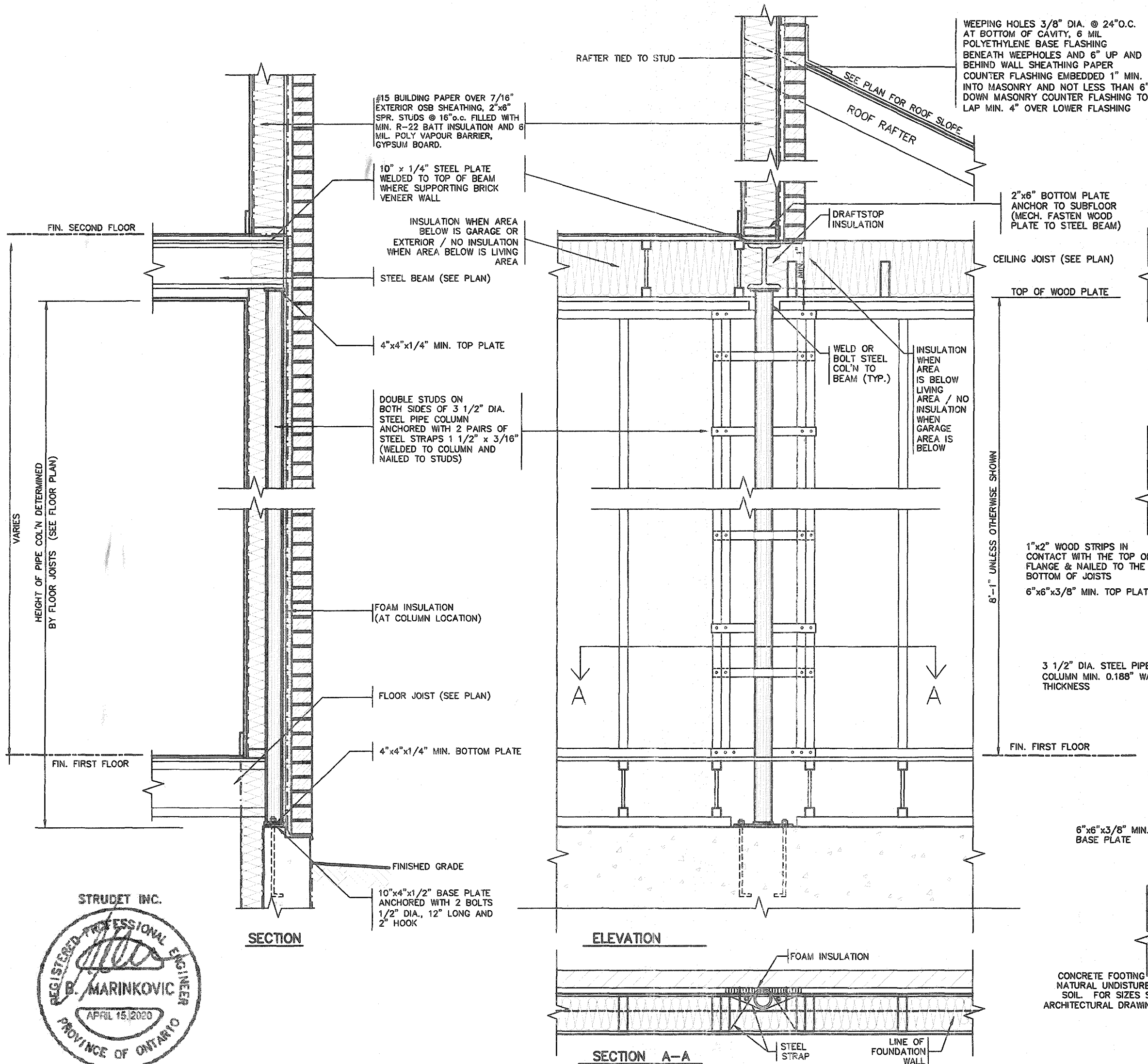
FOR STRUCTURE ONLY

FOR STRUCTURE ONLY

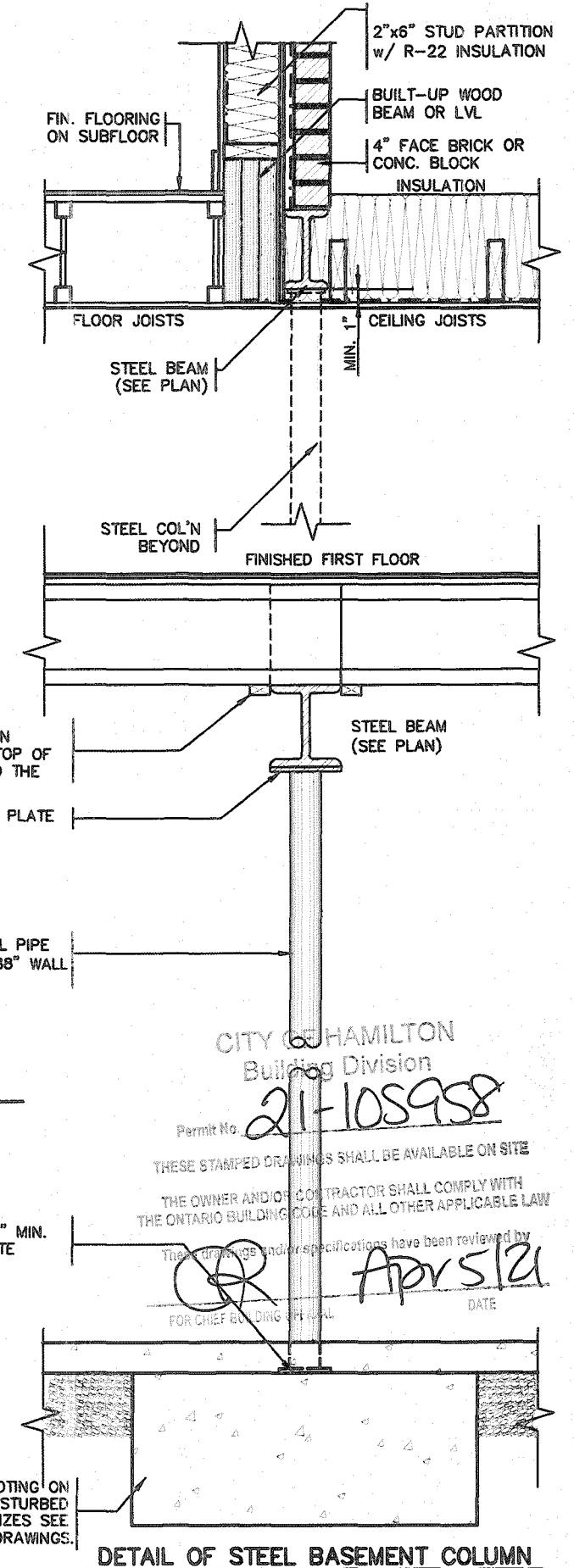
2012 CODE
COMPLIANCE PACKAGE A1

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SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION



CITY OF HAMILTON
Building Division

Permit No. 21-108958

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FOR CHIEF BUILDING OFFICIAL DATE



2012 CODE
COMPLIANCE PACKAGE A1

9									
8									
7									
6									
5									
4									
3									
2									
1	ISSUED FOR PERMIT.	APR 13/20	GH						
no.	description	date	by						

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Richard Vink 24482
signature BCN

name
registration information
VA3 Design Inc. 42656

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VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

city/municipality
WATERDOWN

project no.
19014

drawing no.
4

date
APRIL 2020

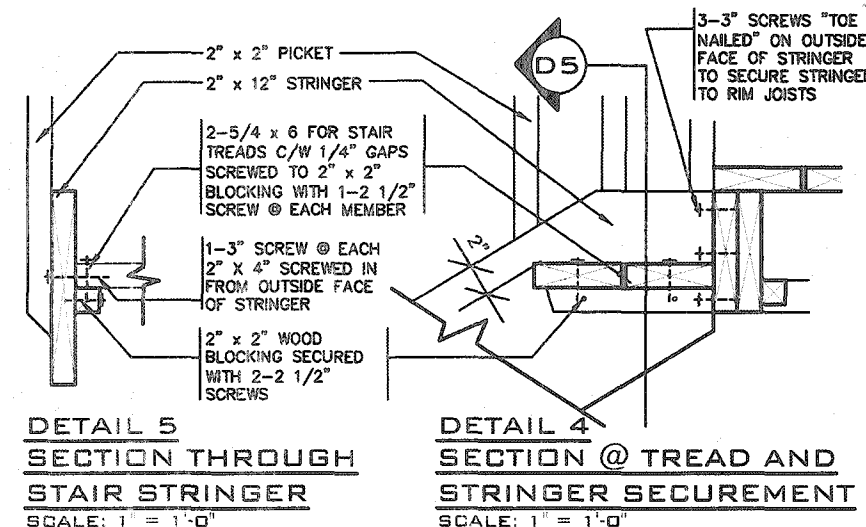
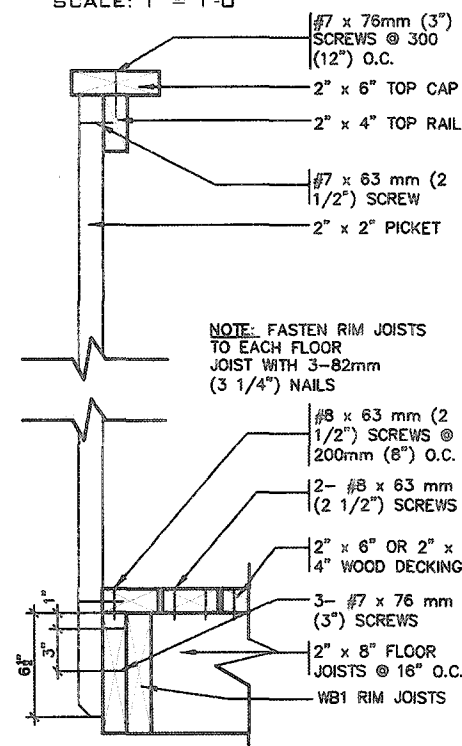
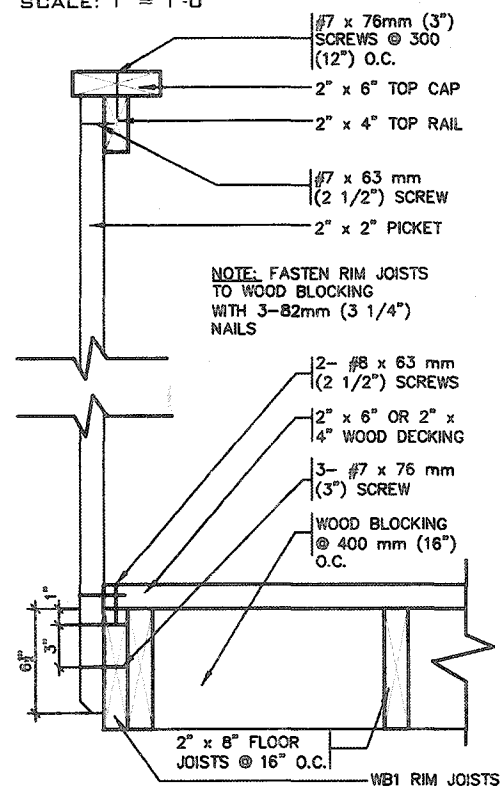
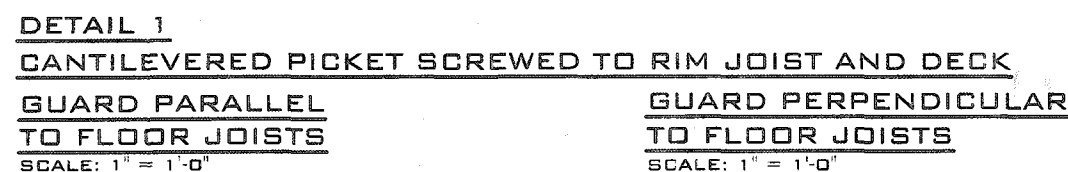
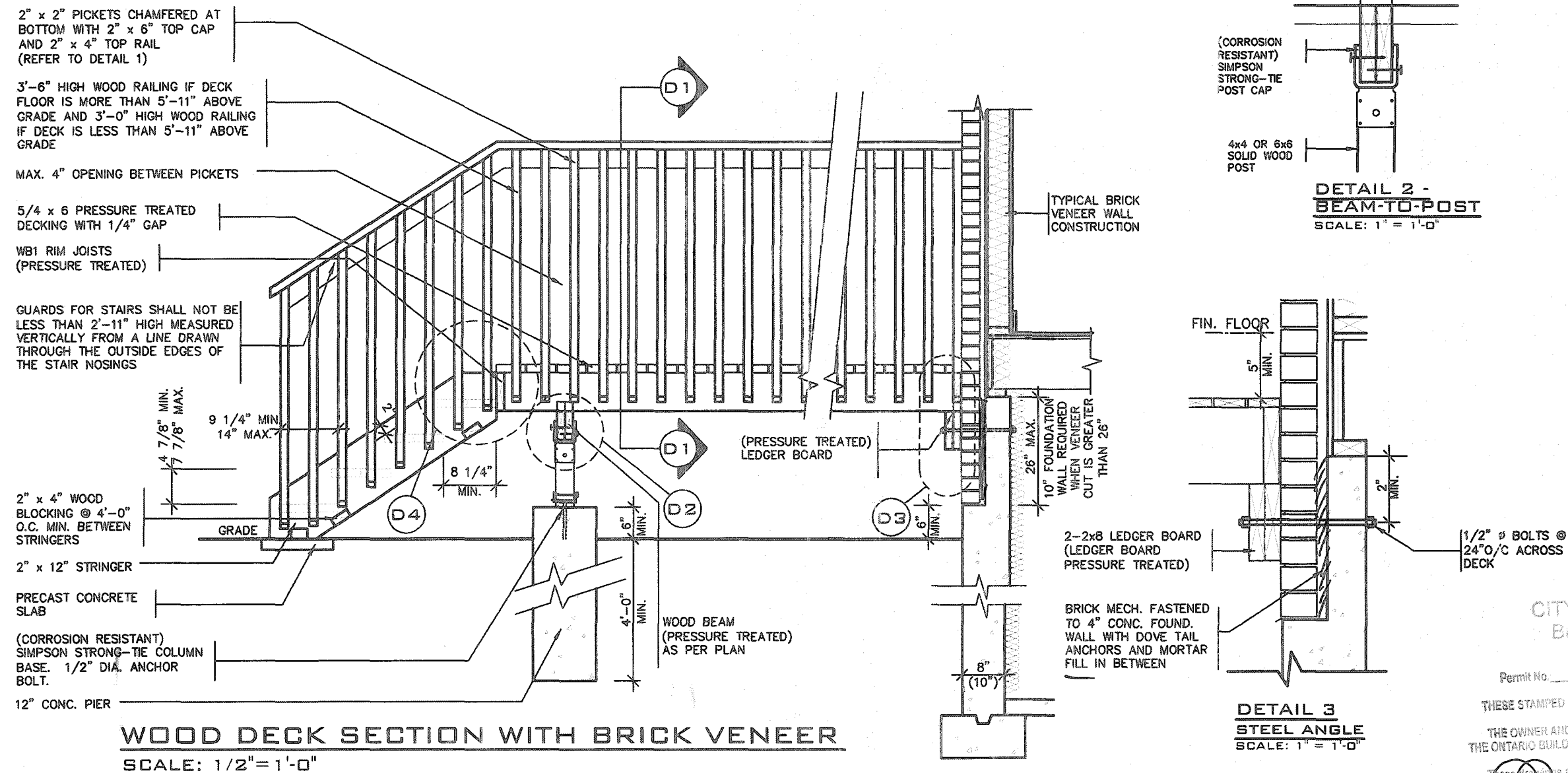
drawn by
GW

checked by
As Shown

scale
As Shown

title
STEEL COLUMN DETAILS

file name
19014-GP-STD_DETAILS_A1



GENERAL NOTES

1. BRICK TO HAVE COMPRESSIVE STRENGTH OG 15mPa (2200 p.s.i) MIN.UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
4. ALL NAILS AND SCREWS TO BE GALVANIZED.
5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
6. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa. AT 28 DAYS AND 5-8% AIR ENTRAINED.
7. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MINIMUM BEARING PRESSURE OF 150kPa [3130psf].
8. WB1= 2- 2"x8" (PRESSURE TREATED)
WB3= 2- 2"x10" (PRESSURE TREATED)

CITY OF HAMILTON
Building Division

Permit No. 21-105958

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 APR 5/21
 DATE

FOR CHIEF BUILDING OFFICIAL.

STRUDET INC.



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE A1

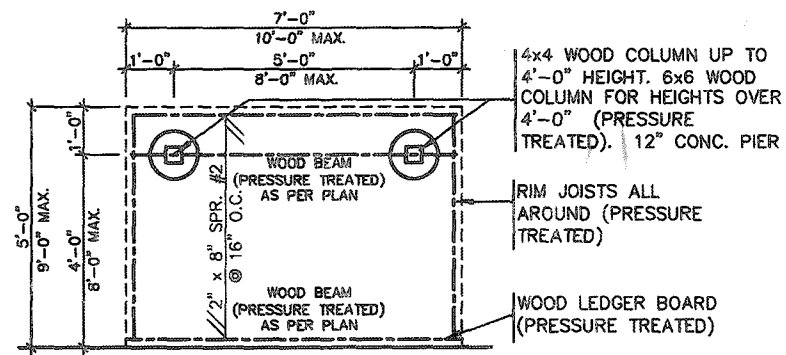
		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code as a Designer.	
9	-	qualification information	
8	-	Rickard Vink R Vink signature 24468	
7	-	name registration information BCBN	
6	-	VAS Design Inc. 42658	
5	-	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	
4	-		
3	-		
2	-		
1	ISSUED FOR PERMIT.	APR 13/20 CW date by	
no.	Description	Date By	

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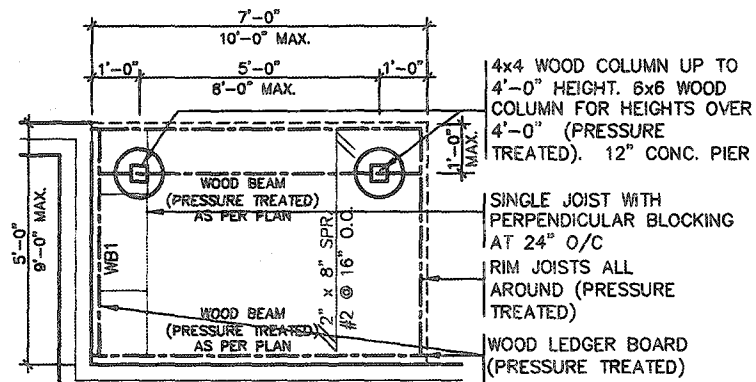
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
[va3design.com](#)

Greenpark™		SINGLES
Project name	Municipality	Project no.
RUSSELL GARDENS PH. 3	WATERDOWN	19014
Dates	WOOD DECK DETAILS	
APRIL 2020	drawing by	drawing no.
GW	checked by As Shown	19014-GP-STD_DETAILS_A1
JANET MCNEILL - CHAIRMAN TEL# 905-882-9899 FAX# 905-882-9894 E-MAIL JPM@GREENPARK.COM		

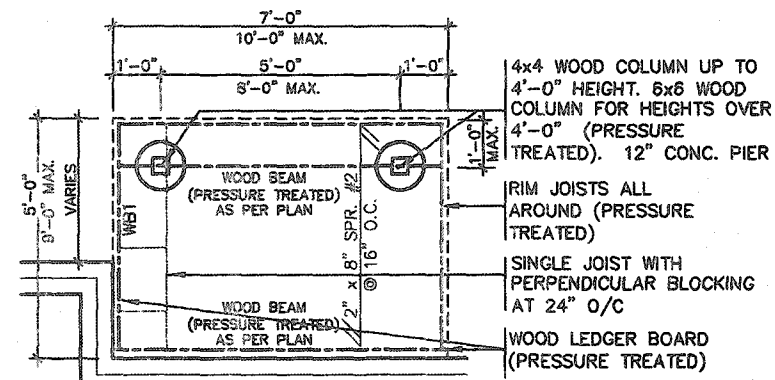
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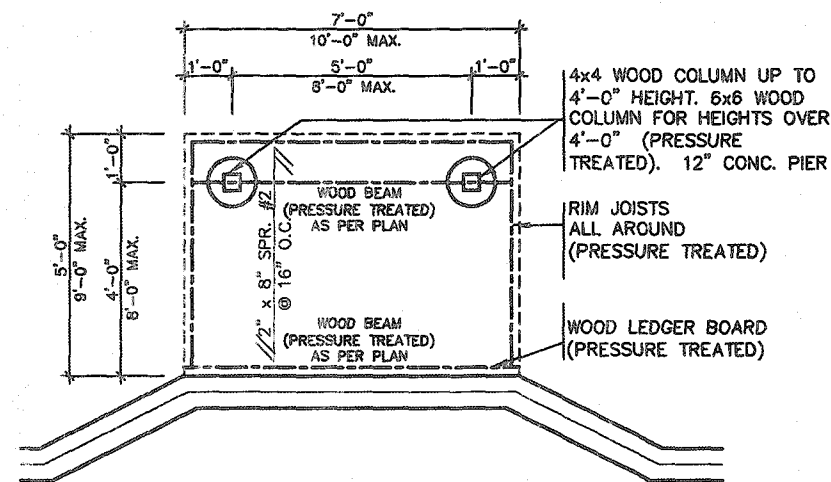
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



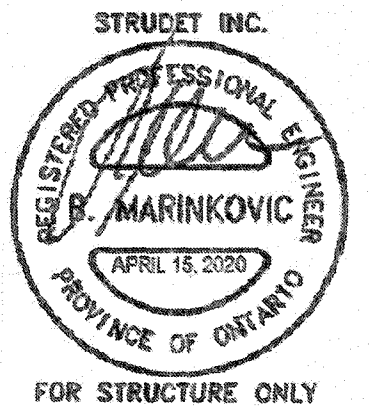
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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Building Division
Permit No. **21-105958**
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[Signature] **Apr 5/21**
FOR CHIEF BUILDING OFFICIAL DATE

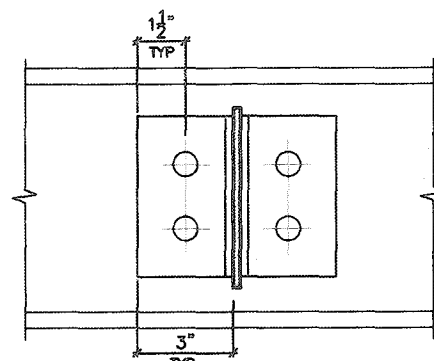
2012 CODE COMPLIANCE PACKAGE A1

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.					
8				qualification information					
7				Richard Vink	24488				
6				name					
5				registration information					
4				VAS Design Inc.	42658				
3									
2				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.					
1	ISSUED FOR PERMIT.	APR 13/20	GJH						
no.	description	date	by						

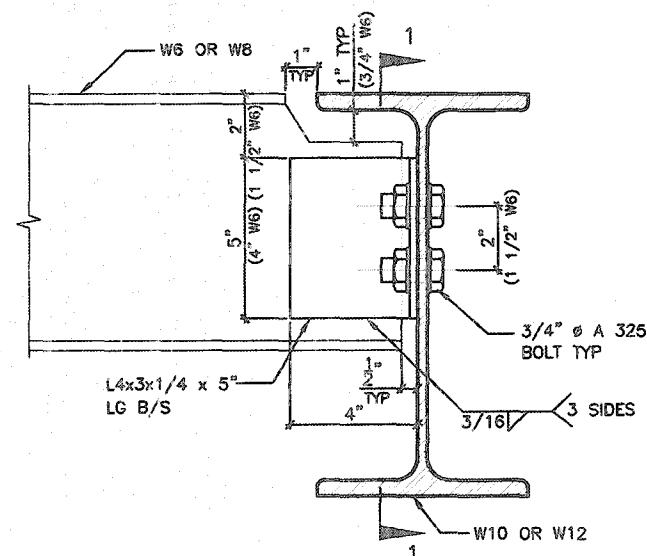
VAS DESIGN		Greenpark.		SINGLES	
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com		project name RUSSELL GARDENS PH. 3		project no. 19014	
date APRIL 2020		checked by As Shown		drawing no. 5-1	
drawn by GW		scale As Shown		file name 19014-GP-STD_DETAILS_A1	

DETAIL 1.

W8
TO
W8
CONNECTION

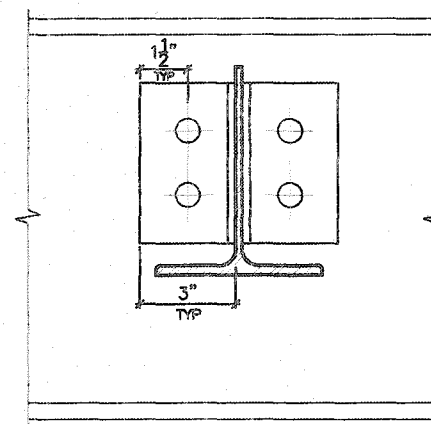


SECTION 1-1

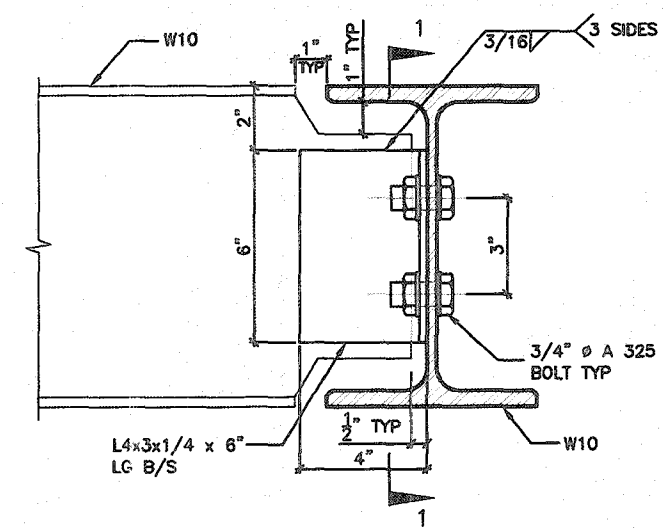


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION



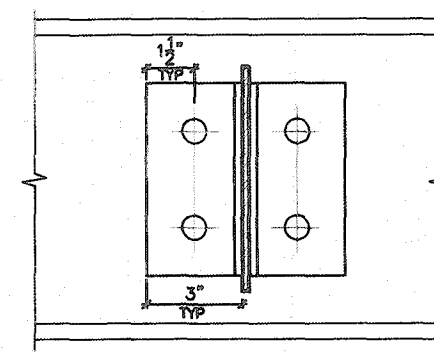
SECTION 1-1



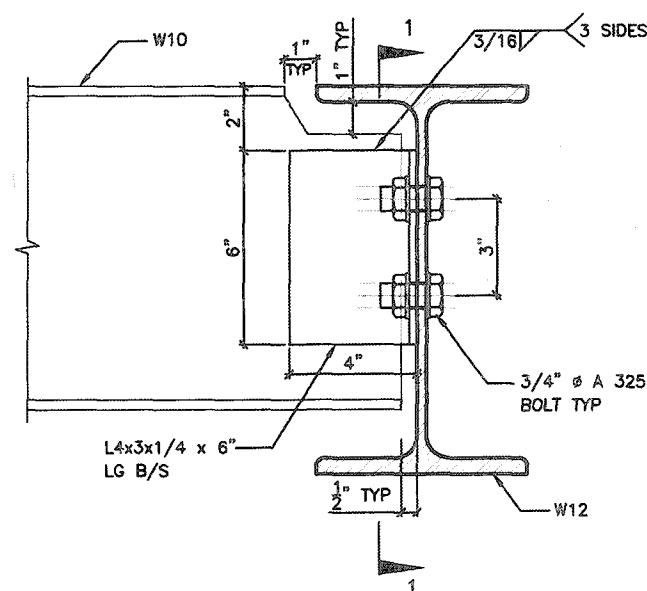
DETAIL 3.

W10
TO
W10

CONNECTION

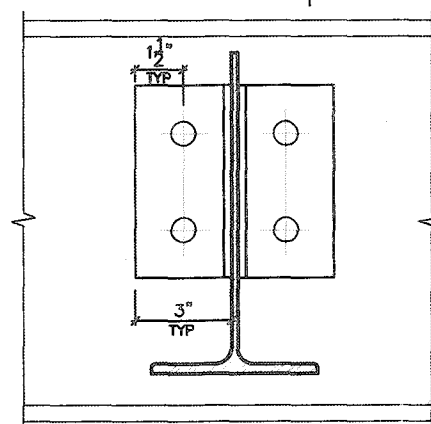


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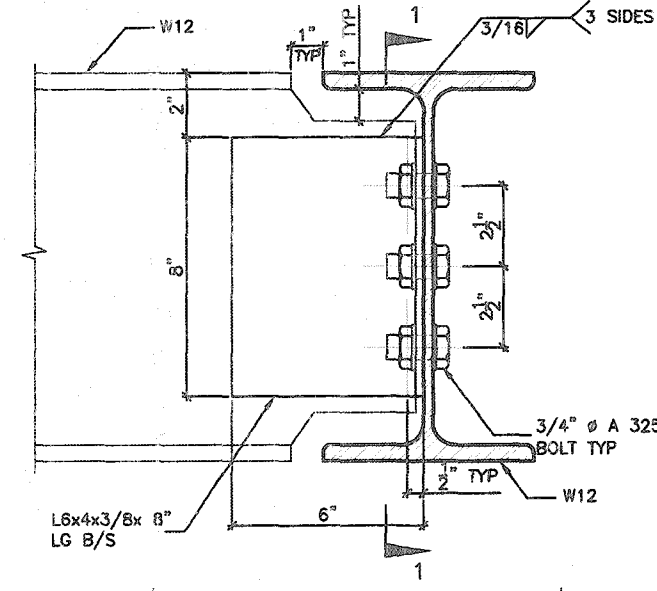


DETAIL 4.

W10
TO
W12
CONNECTION

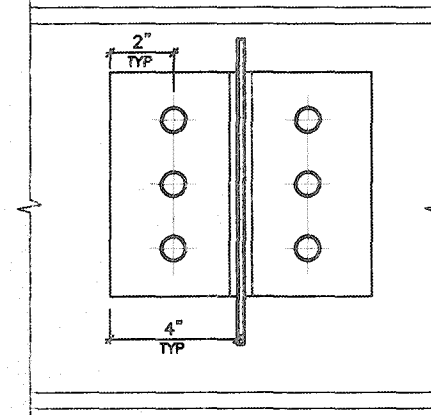


SECTION 1-1

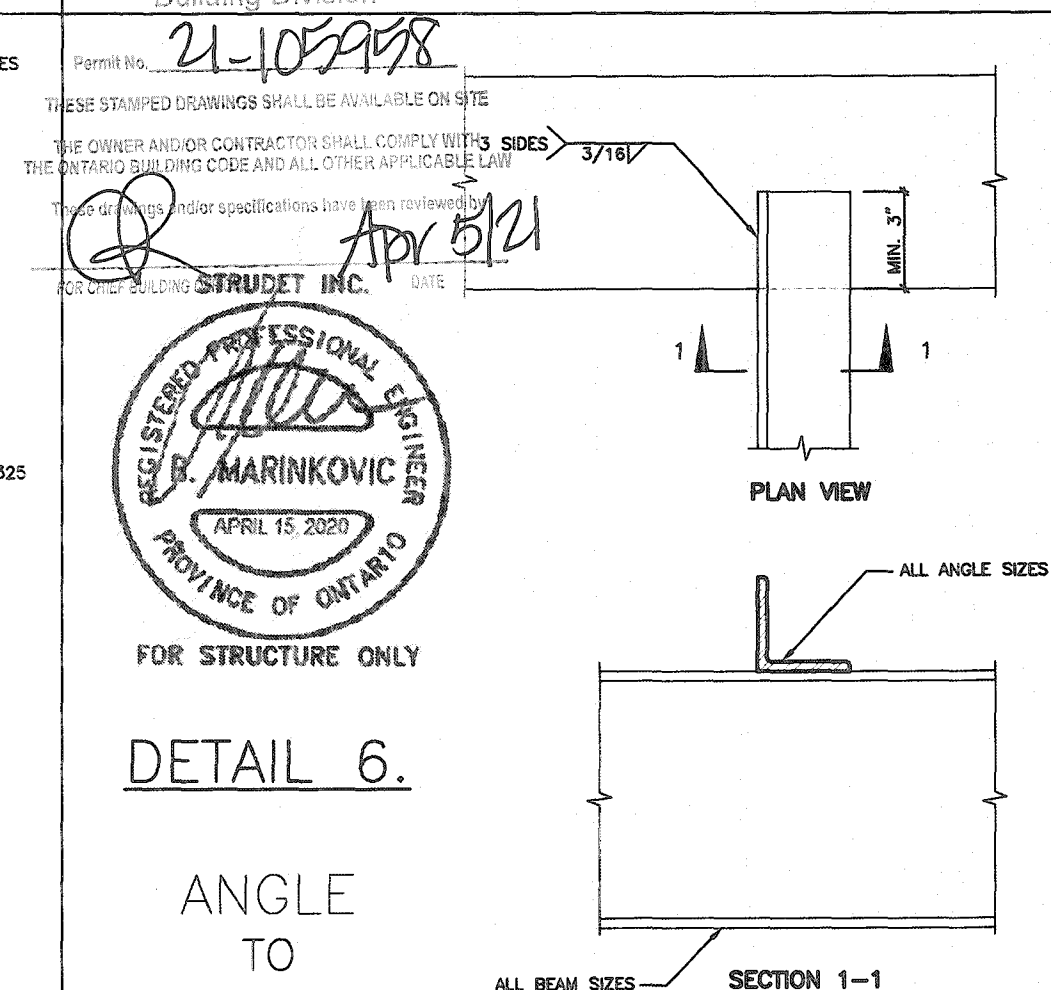


DETAIL 5.

W12
TO
W12
CONNECTION



SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

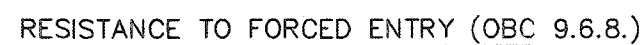
2012 CODE COMPLIANCE PACKAGE

9						The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8						qualification information	
7							
6						Richard Vink	2448
5						name	BC
4						signature	
3						registration information	4265
2						VAS Design Inc.	
1	ISSUED FOR PERMIT.	AFR 13/20	GW			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	
no.	description	date	by				



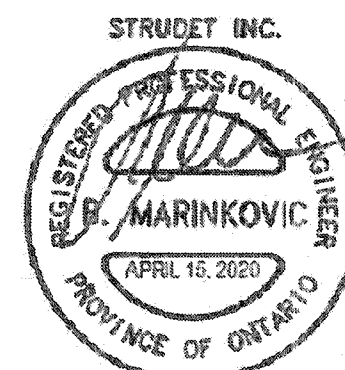
SINGLES

project name	project no.
RUSSELL GARDENS PH. 3	19014
date	drawing no.
APRIL 2020	7
drawn by	title
GW	STEEL BEAM CONNECTIONS
checked by	file name
-	19014-GP-STD_DETAILS_A1
scale	
Not to Scale	



STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



FOR STRUCTURE ONLY

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Building Division
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FOR CHIEF BUILDING OFFICIAL DATE

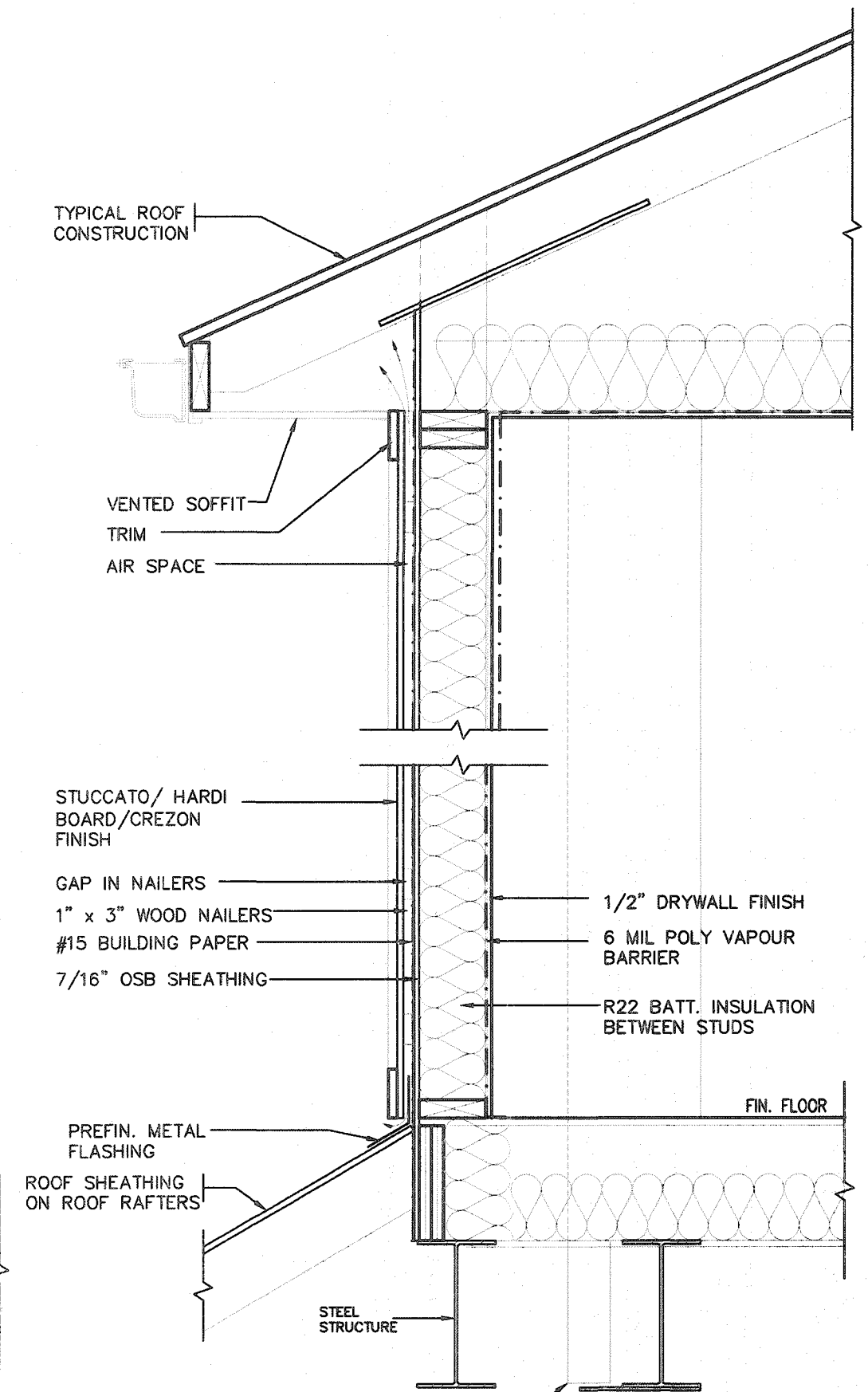
2012 CODE COMPLIANCE PACKAGE

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8				qualification information	
7					
6				Richard Vink	2448
5				name	BC
4				registration information	
3				VAS Design Inc.	4265
2					
1					
no.	1	ISSUED FOR PERMIT.	AFR 13/20	GW	
		description		date by	

VA3
DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

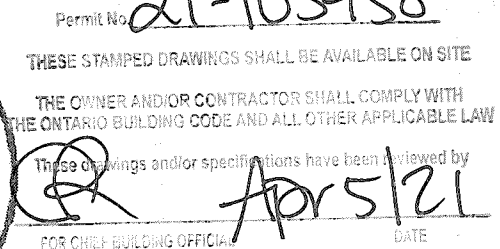
 Greenpark.		SINGLES -	
project name RUSSELL GARDENS PH. 3		municipality WATERDOWN	
date APRIL 2020		project no. 19014	
drawn by GW		title STUD WALL REINFORCEMENT	
checked by -		drawing no. 8	
scale Not to Scale		file name 19014-GP-STD_DETAILS_A1	

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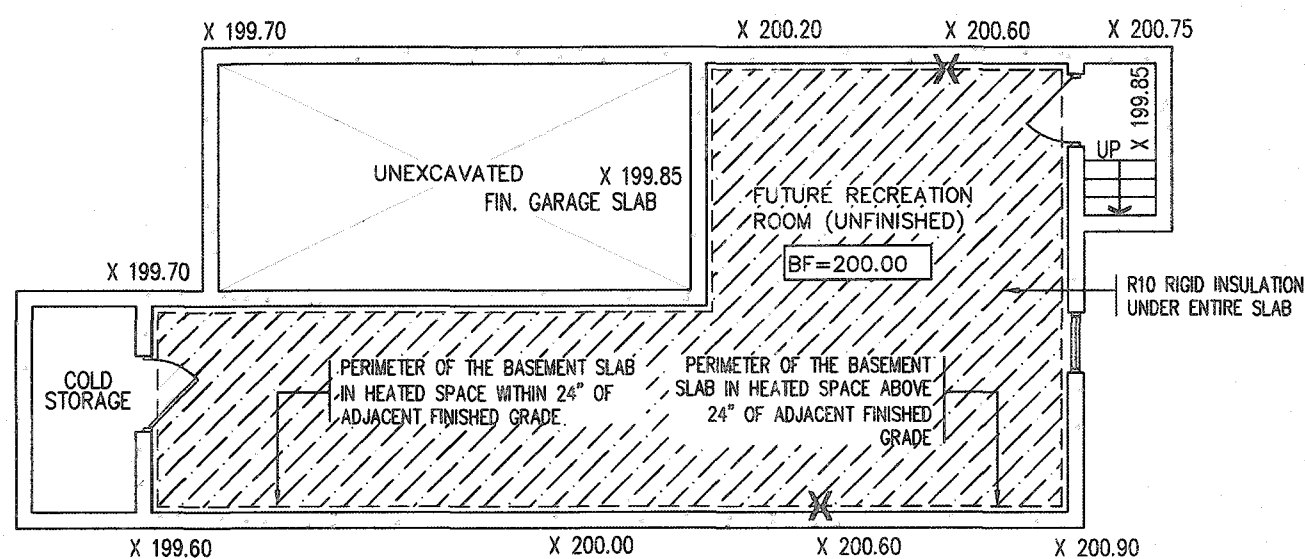
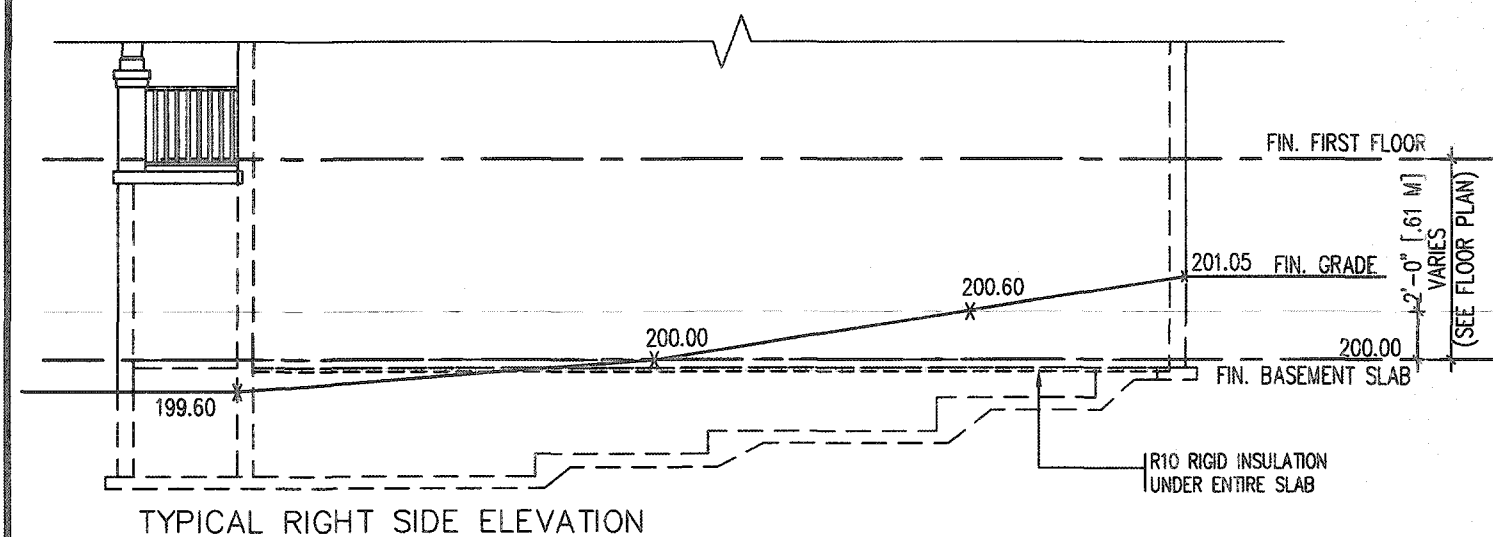
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CROSS SECTION

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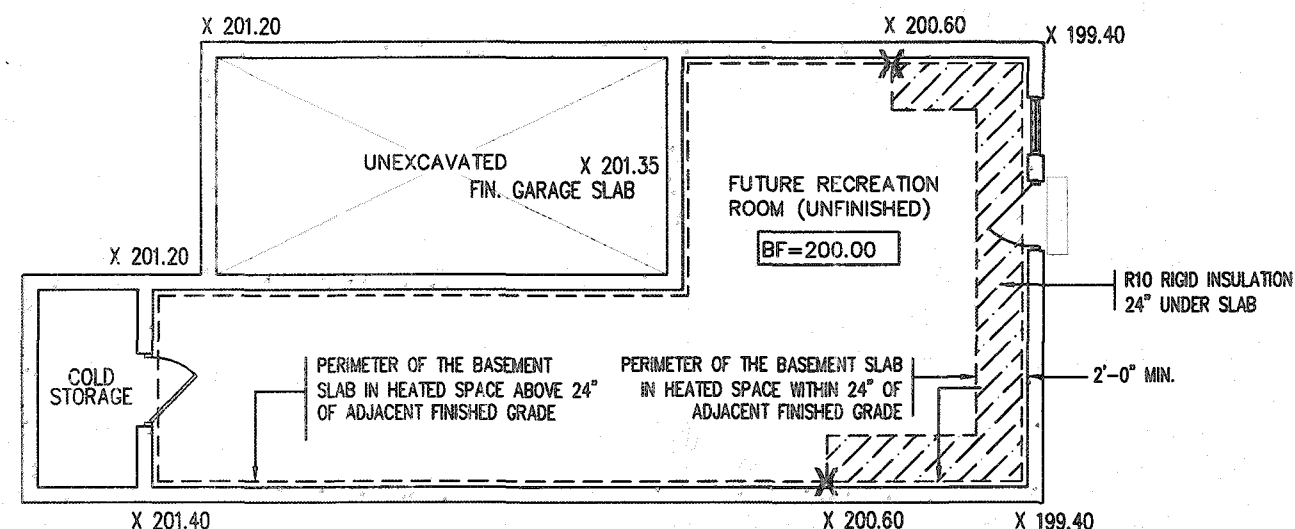
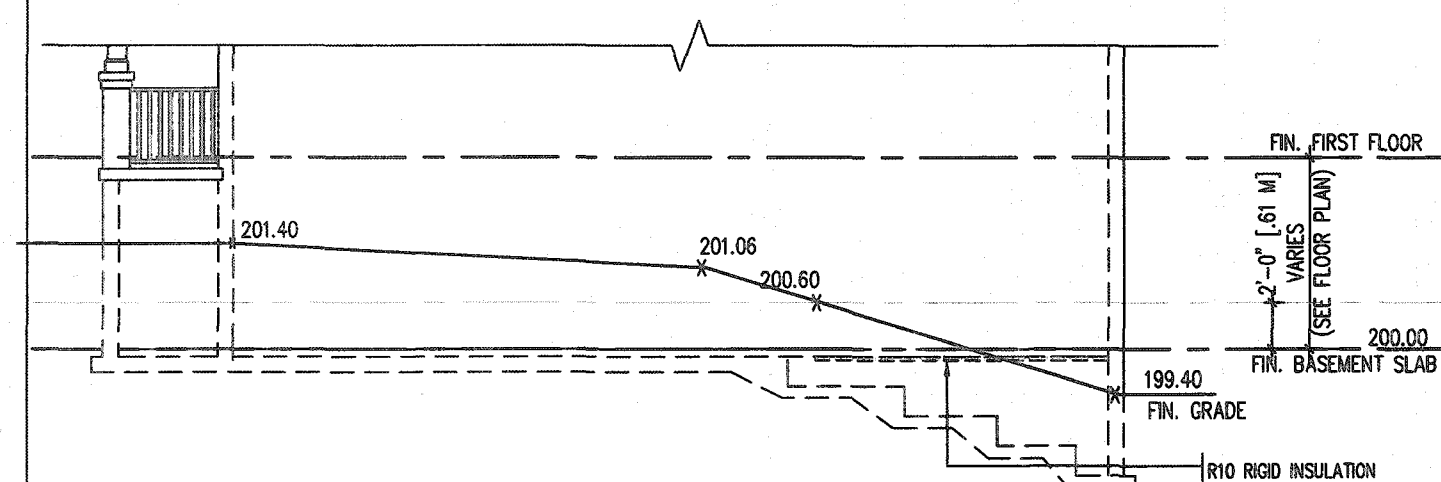


TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

NOTES:

1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

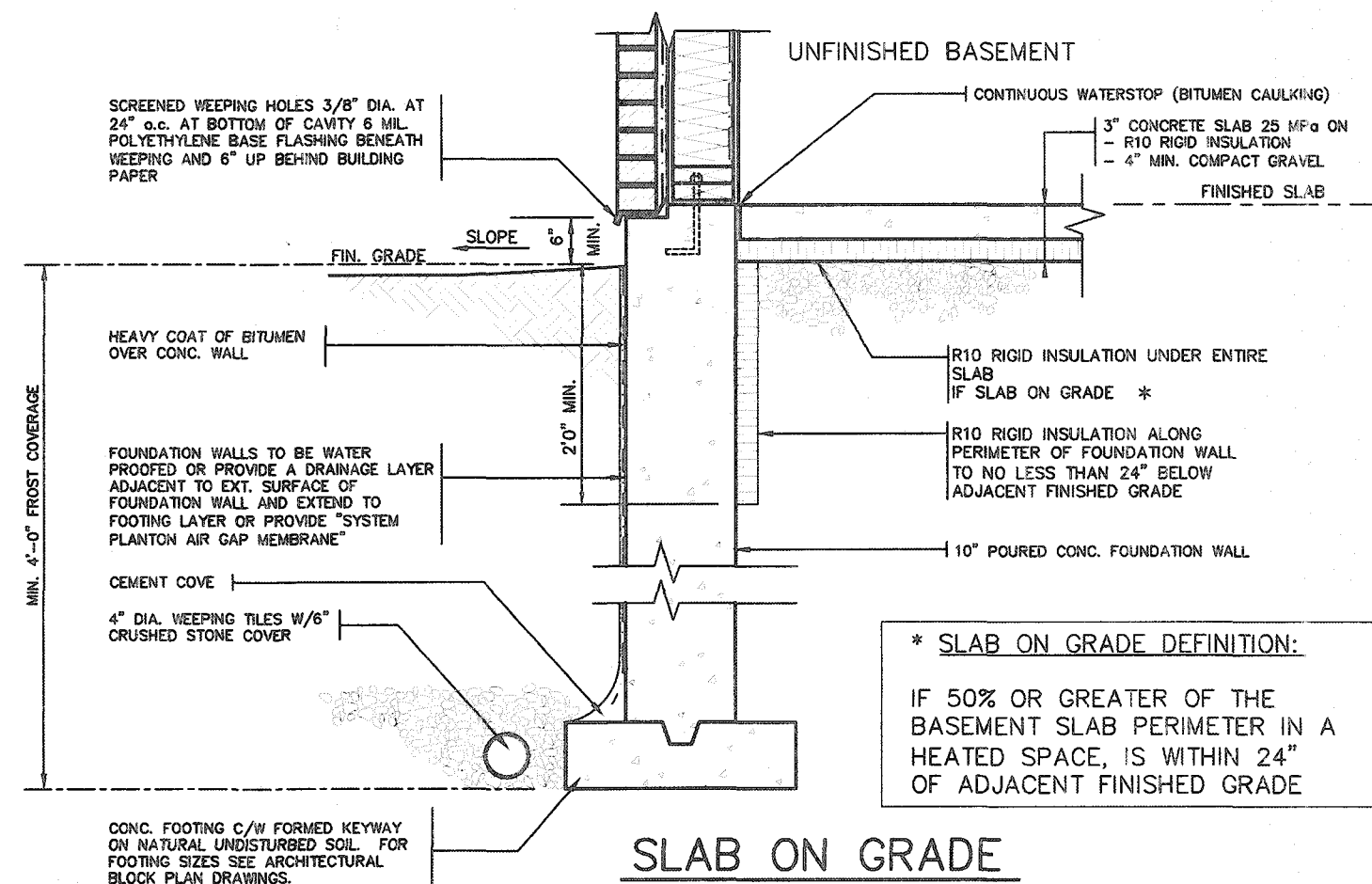
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC

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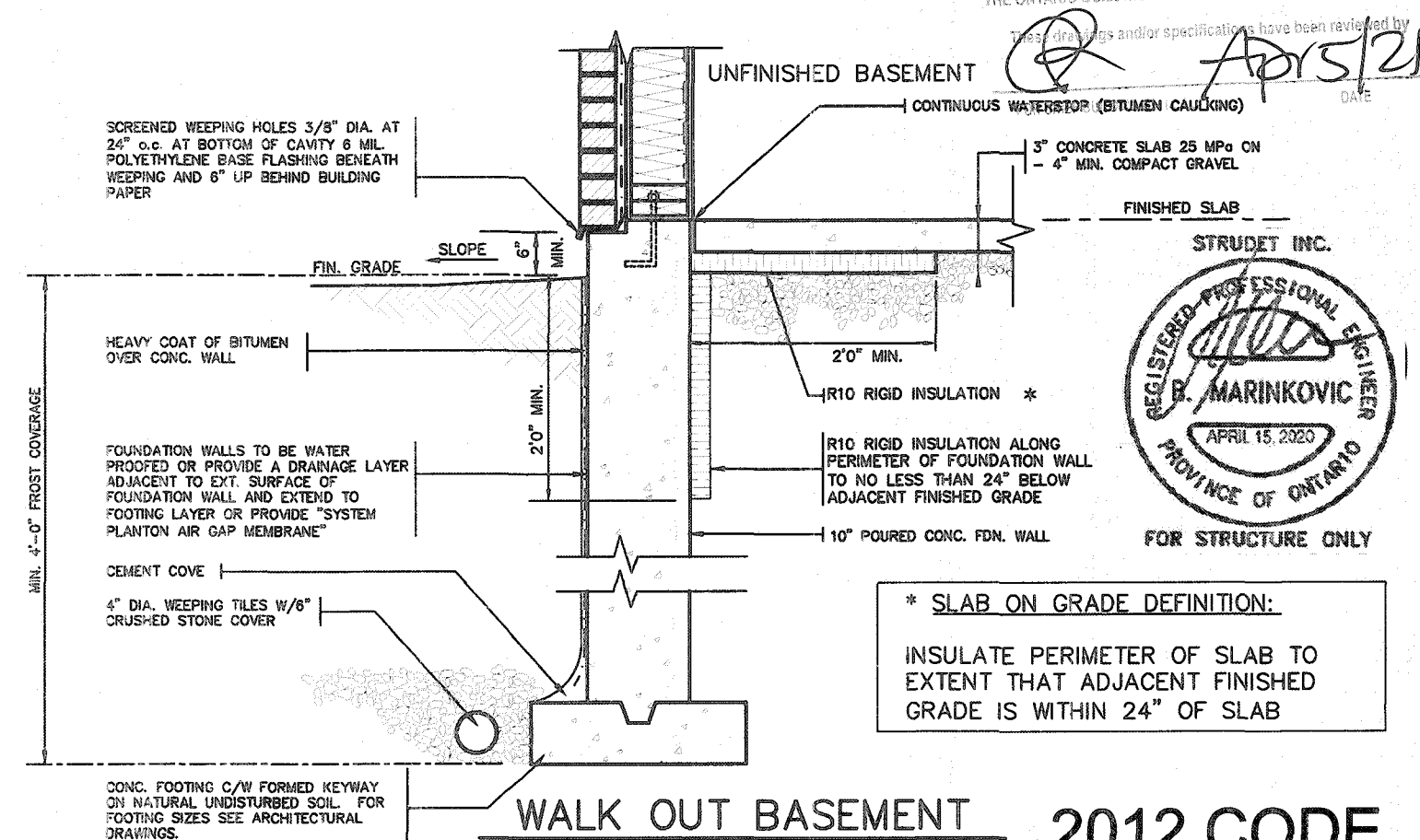
... and/or index specifications have been reviewed by

APR 5/21



* SLAB ON GRADE DEFINITION:

IF 50% OR GREATER OF THE
BASEMENT SLAB PERIMETER IN A
HEATED SPACE, IS WITHIN 24"
OF ADJACENT FINISHED GRADE



* SLAB ON GRADE DEFINITION:

INSULATE PERIMETER OF SLAB TO
EXTENT THAT ADJACENT FINISHED
GRADE IS WITHIN 24" OF SLAB

OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

9	.	.	.	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	
6	.	.	.	Richard Vink
5	.	.	.	name
4	.	.	.	registration information
3	.	.	.	VAS Design Inc.
2	.	.	.	4265
1	ISSUED FOR PERMIT.	APR 13/20	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
no	descrip	date	by	

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Richard Vink	<i>R Vink</i>	2448
name	signature	EC
registration information		
VA3 Design Inc.		4265

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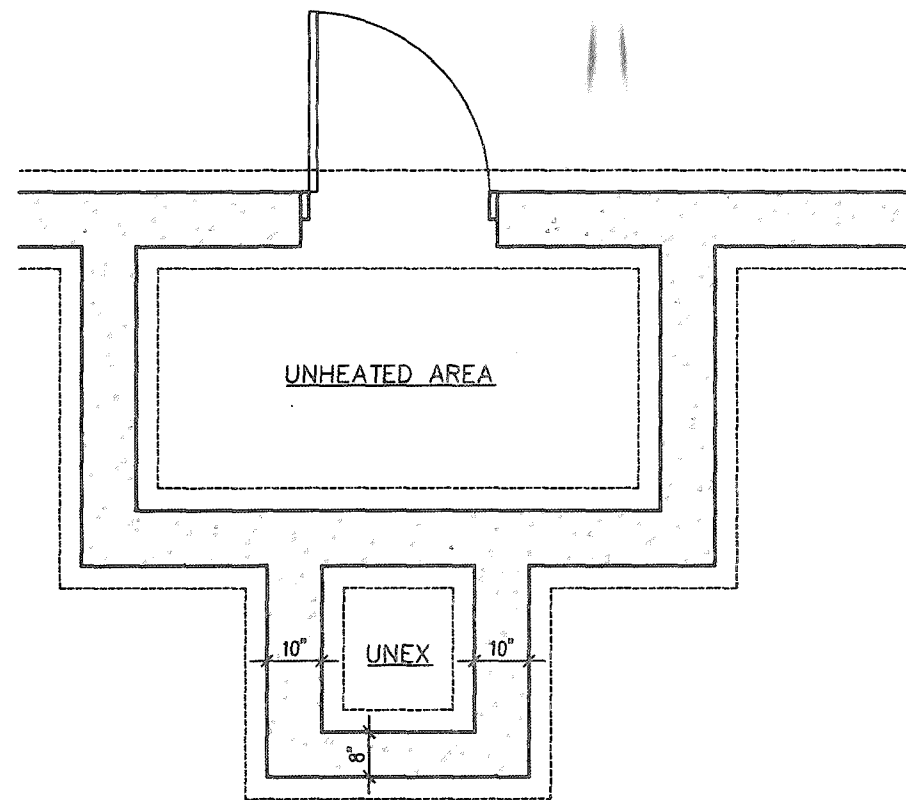
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

Greenpark

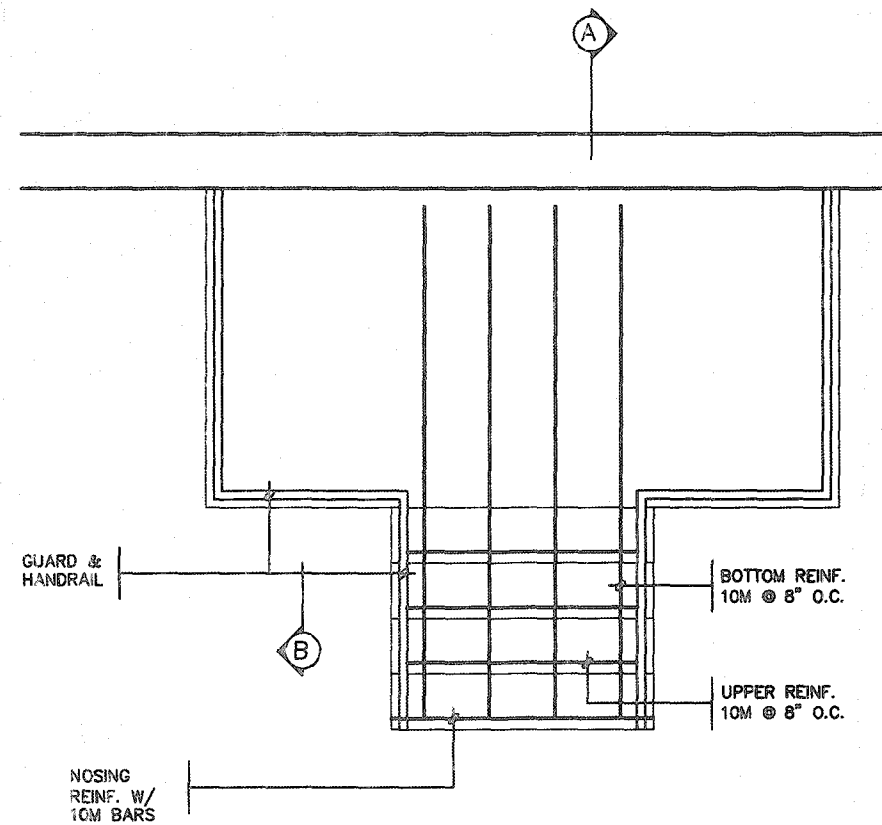
SINGLES

project name	municipality	project no.
RUSSELL GARDENS PH. 3	WATERDOWN	19014

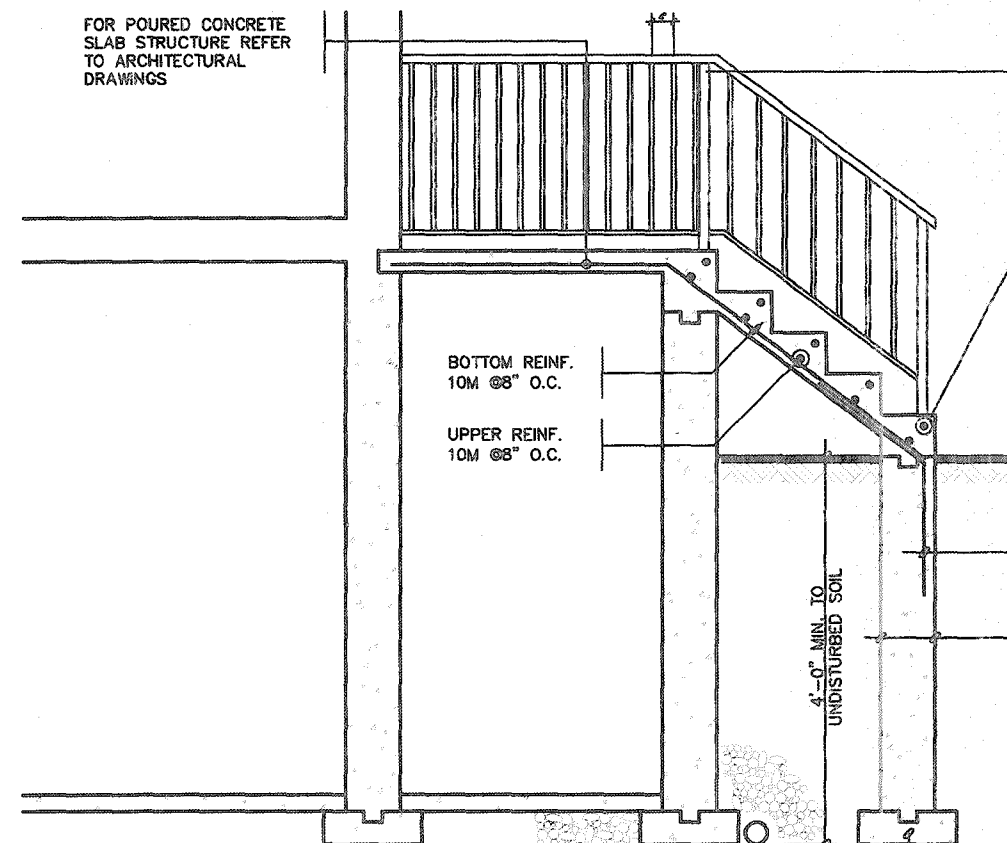
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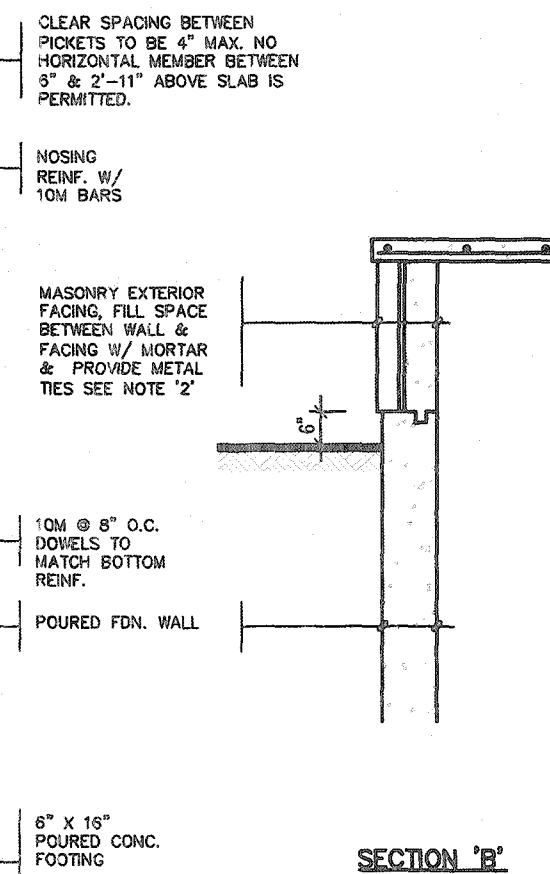
FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'



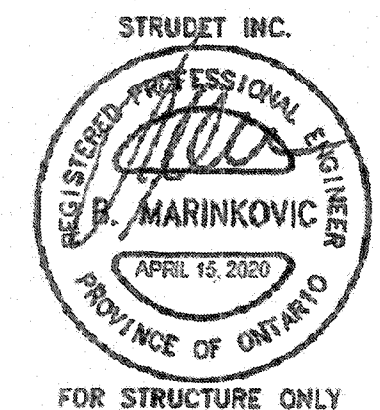
SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

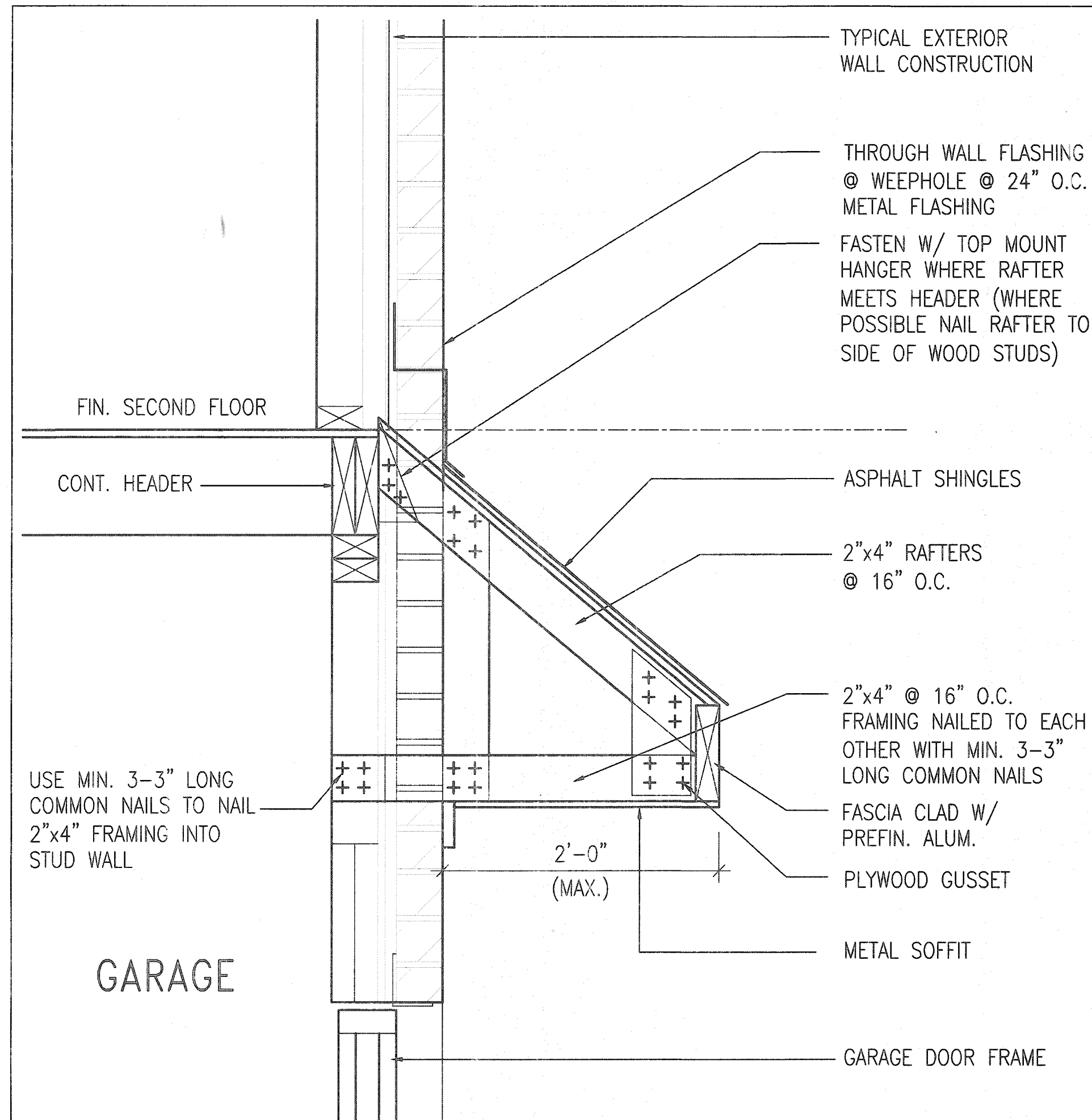
- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS**
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 34" HIGH FOR STAIRS MINIMUM 38" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 34" - 38".
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

CITY OF HAMILTON
Building Division
Permit No. **21-105958**
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] **Apr 5/21**
FOR CHIEF BUILDING OFFICIAL DATE



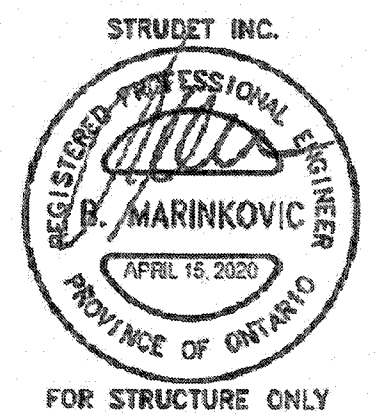
2012 CODE
COMPLIANCE PACKAGE A1

9. _____ 8. _____ 7. _____ 6. _____ 5. _____ 4. _____ 3. _____ 2. _____ 1 ISSUED FOR PERMIT. AFR 13/20 GW no. description date by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24468 name signature BCN registration information VAS Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	Greenpark. project name RUSSELL GARDENS PH. 3 municipality WATERDOWN date APRIL 2020 checked by _____ scale _____ drawn by GW Not to Scale 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 11
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B ROOF OVERHANG DETAIL OVER GARAGE

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Building Division
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[Signature] **Apr 5/21**
FOR CHIEF BUILDING OFFICIAL DATE



**2012 CODE
COMPLIANCE PACKAGE A1**

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SUPPORTED STEEL
ANGLE UP TO
11'-7". OTHERWISE
TO BE REVIEWED BY
ENGINEER.

BRICK/
STONE
VENEER

INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

BRICK/
STONE
VENEER

SUPPORTED STEEL
ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY ENGINEER.

INVERTED STEEL
ANGLE DETAIL

CITY OF HAMILTON
Building Division

Permit No. 21-105958

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CR APR 5/21
FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.



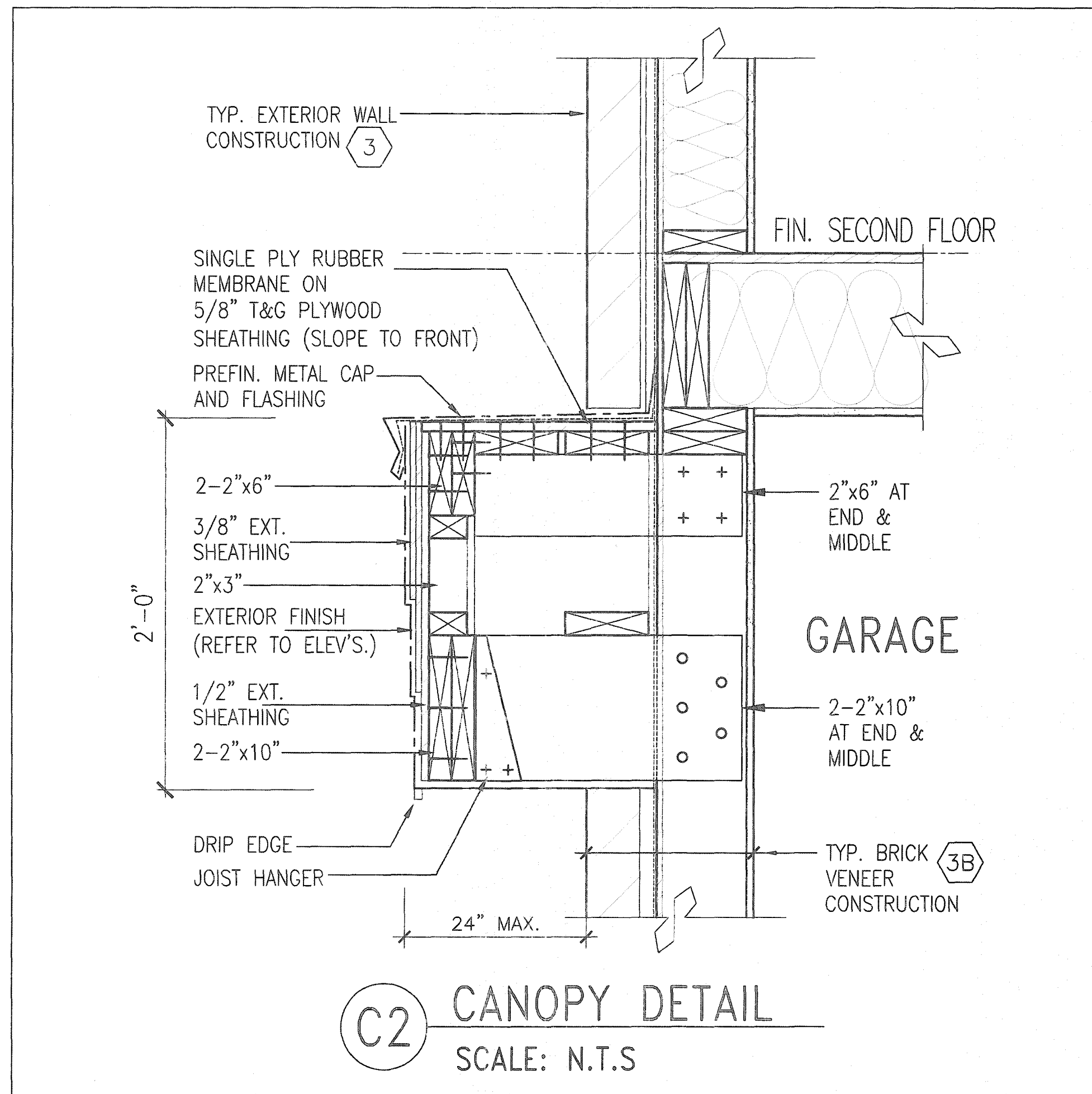
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9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	Greenpark	SINGLES
8.				qualification information				
7.				Richard Vink 24488 BCIN				
6.				name registration information VAS Design Inc. 42650				
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1	ISSUED FOR PERMIT.	APR 13/20	GW					
no.	description	date	by					

project name	RUSSELL GARDENS PH. 3	municipality	WATERDOWN	project no.	19014
date	APRIL 2020	checked by		drawing no.	13
drawn by	GW	scale	Not to Scale		

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These drawings and/or specifications have been reviewed by
[Signature] Apr 5/21
FOR CHIEF BUILDING OFFICIAL DATE
STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
[Signature] B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO
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COMPLIANCE PACKAGE A1

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